TAMMA

Pat Brister Parish President

St. Tammany Parish Government

Department of Develoment P. O. Box 628

P. O. Box 628

Covington, LA 70434 Phone: (985) 898-2529

Fax: (985) 898-3003

-mail: planning@stpgov.org

ZC Recommended <u>Denial</u>:

APPEAL # 4

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 9-9-14

ZC14-09-082

Existing Zoning:

A-4 (Single-Family Residential District) & I-2 (Industrial District)

Proposed Zoning:

I-2 (Industrial District)

Acres:

0.46 acre

Petitioner:

Jack T. Hopper

Owner:

Hwy 36 Industrial Park, LLC

Location:

Parcel located south of Eden Street, east of Industry Park, west of Nursery Street,

\$36,T6\$,R11E, Ward 3, District 2.

Council District:

2

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

(SIGNATURE)

Print Name Here:

JACK T HOPPER

DEANL HOPPER

- 1000111 Har

21449 MARION 1 MIC STE

MAUDOVILLE LA 70471

PHONE #: 485-966-3684

ZONING STAFF REPORT

Date: July 25, 2014 Meeting Date: September 2, 2014

Case No.: ZC14-09-082 Determination: Denied

Posted: 08/18/14

GENERAL INFORMATION

PETITIONER: Jack T. Hopper

OWNER: Hwy 36 Industrial Park, LLC

REQUESTED CHANGE: From A-4 (Single-Family Residential District) & I-2 (Industrial

District) to I-2 (Industrial District)

LOCATION: Parcel located south of Eden Street, east of Industry Park, west of

Nursery Street; S36,T6S,R11E; Ward 3, District 2

SIZE: 0.46 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Private Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u> <u>Land Use</u> <u>Zoning</u>

NorthResidentialA-4 (Single-Family Residential District)SouthUndevelopedA-4 (Single-Family Residential District)EastUndevelopedA-4 (Single-Family Residential District)

West Industrial I-2 (Industrial District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) & I-2 (Industrial District) to I-2 (Industrial District). The site is located south of Eden Street, east of Industry Park, west of Nursery Street. The 2025 future land use plan calls for the area to be developed with industrial uses. Staff does not have any objection to the request, considering that the site is directly abutting industrial uses, zoned I-2 Industrial District.

Note that the site was rezoned to M-2 Intermediate Industrial (ZC09-02-004) before the Comprehensive Rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be approved.

CASE NO.:

ZC14-09-082

PETITIONER:

Jack T. Hopper

OWNER:

Hwy 36 Industrial Park, LLC

REQUESTED CHANGE: From A-4 (Single-Family Residential District) & I-2 (Industrial

District) to I-2 (Industrial District)

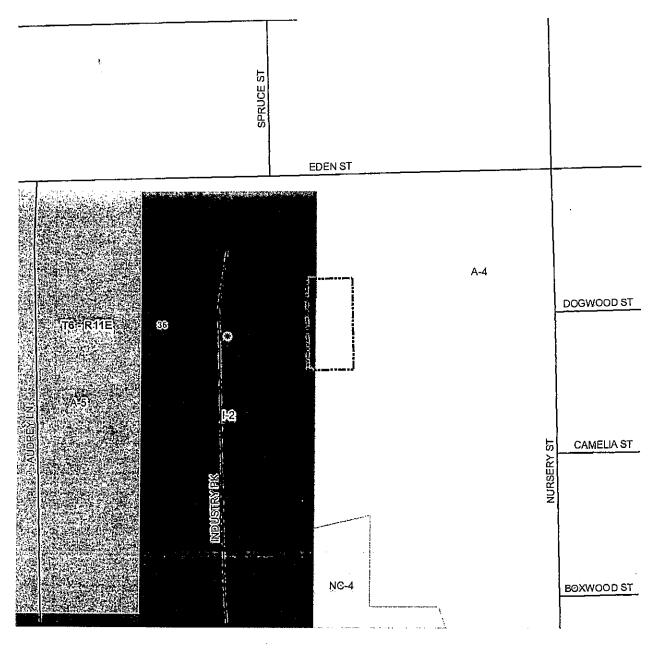
LOCATION:

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Nursery Street; S36,T6S,R11E; Ward 3, District 2

SIZE:

0.46 acre



(GRAVEL)



REFERENCE BEARING: ASTRONOMIC NORTH DETERMINED BY SOLAR **OBSERVATIONS**

THIS CORNER IS LOCATED S00'42'20"W 878.93' & S89'26'49"W 891.40' FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 25 & 36, T65, R11E. S01'05'14"E 200.0' POB N89'26'49"E 100.0 30.0' | 0.46 **ACRE** 100.0 S89'26'49"W

EDEN STREET

100.00

30

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

O = 1/2" Iron Rod Found

REFERENCE SURVEY:

Survey for Phillip Willie by Fred L. Tilley, Surveyor, dated June 10, 1996.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGHED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPIUNG DATA FOR THIS SURVEY. Cummings and Associates Iohn Œ.

Professional Land Surveyors

PLAT PREPARED FOR:

503 N. JEFFERSON AVE.

Loyd Living Trust

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP

6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH,

LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

Milital PROFESSIONAL LAND SURVEYOR

JOHN G. CURTINGS REG. NO. 4770 REGISTERED PROFESSIONAL PROFESS

(504) 892-1549

COVINGTON, LA. 70488

1' = 60' SCALE:

JOB NO. 02077 DATE: MAY 30, 2002

REVISED: